

ZONING AND BUILDING AGENDA

NOVEMBER 4, 2003

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

- 262236 DOCKET #7211 - H. & G. GHARIBEH, Owners, Application: Variation, previously approved, sought to divide a parcel into two lots, on lot 1: reduce lot area from the minimum required 10,000 square feet to 9,447 square feet and reduce rear yard setback from the minimum required 40 feet to 30 feet; on lot 2: reduce lot area from the minimum required 10,000 square feet to 8,092 square feet for a new Single Family Residence on parcel 2 in the R-5 Single Family Residence District. The subject property consists of approximately 0.14 of an acre, located on the northeast corner of West Greenwood Drive and Greenwood Drive in Maine Township. **Recommendation: That variation application be granted. That the applicant's request for a one year extension of time be granted.**
- 262237 DOCKET #7368 - R. MARTINEZ, Owner, Application: Variation to reduce both interior side yard setbacks from the minimum required 10 feet to 5 feet for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.16 of an acre, located on the north side of Montana Street, approximately 149 feet east of Geneva Street in Leyden Township. **Recommendation: That variation application be granted.**
- 262238 DOCKET #7423 - J. HAVLICEK, Owner, Application: Variation to reduce lot area from the minimum required 40,000 square feet to 20,214 square feet (existing); to reduce lot width from the minimum required 150 feet to 101 feet (existing); to reduce front yard setback from the minimum required 50 feet to 40 feet for a Single Family Residence on septic and well in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the southeast corner of Sunset Lane and Sauk Trail in Bloom Township. **Recommendation: That variation application be granted.**
- 262239 DOCKET #7555 - A. OKRANGLAK, Owner, Application: Variation to reduce rear yard setback from the required 5 feet to 4 feet (existing accessory) and to increase Floor Area Ratio from the maximum allowed .55 (V-99-79) to .65 for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.08 of an acre, located on the east side of South Latrobe Avenue, approximately 90 feet south of 49th Street in Stickney Township. **Recommendation: That variation application be granted.**

- 262240 DOCKET #7575 - L. NUNEZ, Owner, Application: Variation to reduce rear yard setback from the required 40 feet to 15 feet (existing); for a deck addition between principal and accessory (all attached) in the R-5 Single Family Residence District. The subject property consists of approximately 0.16 of an acre, located on the northeast corner of Montana Street and Hyde Park in Leyden Township. **Recommendation: That variation application be granted.**
- 262241 DOCKET #7576 - D. HANCHES, Owner, Application: Variation to reduce lot width from the minimum required 100 feet to 95 feet (existing); and to reduce right interior side yard setback from the minimum required 15 feet to 12 feet for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.65 of an acre, located on the east side of Elmdale Avenue, approximately 693 feet south of West Lake Avenue in Northfield Township. **Recommendation: That variation application be granted.**
- 262242 DOCKET #7577 - B. LOBACH, Owner, Application: Variation to reduce right interior side yard setback from the minimum required 15 feet to 5 feet 4 inches for a shed on an existing slab in the R-4 Single Family Residence District. The subject property consists of approximately 0.55 of an acre, located on the east side of Keystonebe Avenue, approximately 300 feet north of 203rd Avenue in Rich Township. **Recommendation: That variation application be granted.**

* The next regularly scheduled meeting is presently set for Tuesday, November 18, 2003.